



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

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**Proposal Name:** **Nazaruk**

**Proposal Address:** **1414 W Lake Sammamish Pkwy NE**

**Proposal Description:** Critical Areas Land Use Permit approval to construct a new single-family residence and driveway within a steep slope structure setback. The proposal will reduce a steep slope structure setback from 75 feet to a proposed minimum of approximately 19 feet. The proposal is supported by a Critical Areas Report/geotechnical report and a mitigation plan.

**File Number:** **19-102936-LO**

**Applicant:** **Nikolay Nazaruk**

**Decisions Included:** **Process II**

**Planner:** **David Wong, Land Use Planner**

**State Environmental Policy Act  
Threshold Determination:** **Exempt**

**Department Decision:** **Approval with Conditions**

*Heidi Bedwell, Planning Manager*

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Elizabeth Stead, Land Use Director  
Development Services Department

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Application Date: January 8, 2019  
Notice of Application Publication Date: February 21, 2019  
Decision Publication Date: June 11, 2020  
Appeal Deadline: June 25, 2020

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For information on how to appeal a proposal, visit Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the proposal within the noted comment period for a SEPA Determination. Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision.

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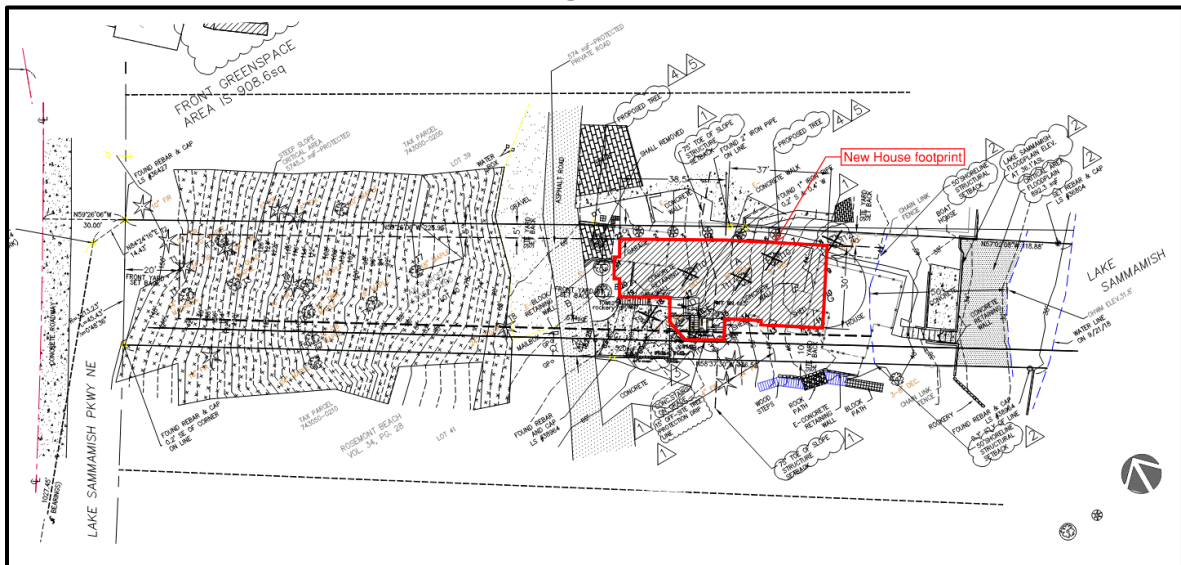
### **Attachments**

1. Site Plan
2. Critical Areas and Geotechnical Engineering Study & Addendum – American Geoservices (in file)

## I. Request & Review Process

The applicant has requested approval to construct a single-family residence with a footprint of 2,200 square-foot within a 75-foot steep slope structure setback. The proposed residence and driveway are located within the code required steep slope structure setback. The request includes permanent modification of the 75-foot structure setback. The proposed minimum setback is approximately 19 feet. The proposal includes mitigation planting for mature tree removal in and around the house footprint. See Figure 1 for proposed site conditions.

Figure 1



Proposals to permanently modify a steep slope structure setback require the approval of a Critical Areas Land Use Permit (CALUP) with Critical Areas Report (CAR) and are subject to the requirements of LUC 20.25H and 20.30P, including but not limited to those sections governing steep slopes, Critical Areas Reports (CAR), and restoration.

## II. Site, Zoning, and Land Use Context and Critical Areas Functions and Values

### A. Site Context

The subject lot is approximately 15,224 square feet in size and is currently developed with a single-family residence, driveway, and entry way. A steep slope critical area with an east-facing aspect is located on the west side of Rosemont Beach Rd, a private street, and opposite of existing single-family residence. The site is located on Lake Sammamish, bordering to the east, and contains a variety of native and non-native vegetation, including but not limited to Douglas-fir (*Pseudotsuga menziesii*), big-leaf maple (*Acer macrophyllum*), western redcedar (*Thuja plicata*), native and non-native groundcover, native and non-native shrubs, and invasive woody species. Non-native vegetative coverage and improvements associated with the existing single-family residence have been identified within the steep slope structure setback. The soils of this

site have been identified as Alderwood and Kitsap (AkF) soils according mapping provided by the Natural Resources Conservation Service (NRCS). See Figure 2 below for the current site.

**Figure 2**



**B. Zoning**

The property is zoned R-2.5 (Single-Family Residential) and is located within the Northeast Bellevue subarea. See Figure 3 for zoning map and Figure 4 for subarea information.

**Figure 3**



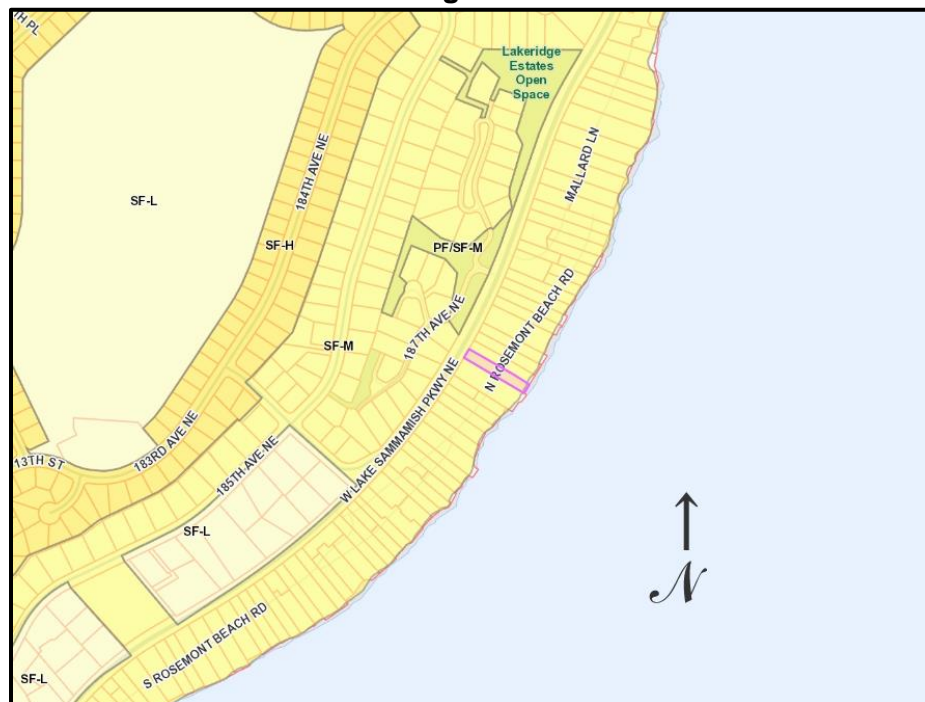
Figure 4



### C. Land Use Context

The site and the surrounding residential lots have a Comprehensive Plan designation of SF-M, or Single-Family Medium Density. Lake Sammamish directly borders the site to the east and Lakeridge Estates Open Space is located approximately 100 feet (0.02 miles) to the north. See Figure 5 for Comprehensive Plan designation.

Figure 5





## **D. Critical Areas Functions and Values**

### **i. Steep Slopes and Geologic Hazards**

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard. Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provides a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

### **ii. Shorelines**

The site is in the Shoreline Residential shoreline environment designation.

Per LUC 20.25E.010, the shoreline residential environment is to accommodate single or multifamily residential development and appurtenant structures. A shoreline residential environment designation is assigned to Bellevue shorelands which are predominantly characterized by residential development or are planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

A letter of Shoreline Exemption from Substantial development will be required prior to issuance of a building permit. The application shall demonstrate compliance with the provisions of LUC 20.25E.

### III. Consistency with Land Use Code Requirements:

#### A. Zoning District Dimensional Requirements:

The site is located within the R-1.8 zoning district. All zoning dimensional standards will be confirmed during review of the required building permit.

Basic Information			
Zoning District	R-2.5		
Gross Lot Area	15,224 square feet (0.35 acres)		
Dimensional Requirement	Standard	Proposed	Complies?
Front Yard Structure Setback (feet)	20	178	Complies
Rear Yard Structure Setback (feet)	25	67	Complies
Side Yard Structure Setback (feet)	5	5	Complies
Combined Side Yard Structure Setback (feet)	15	15	Complies
Maximum Lot Coverage (percent)	35%	24.5%	Complies
Maximum Impervious Surface (percent)	45/50	28.6%	Complies
Minimum Greenspace (percent)	50	100%	Complies

#### B. Tree Retention Requirements – 20.20.900

Single-family zoning districts outside of Bridle Trails R-1 zoning require a minimum of 30% tree retention of all existing, significant trees. The proposal has identified 320 inches of significant trees on-site and proposes retention of 232 inches or 72.5%. Tree retention requirements will be confirmed during the review of the required building permit.

#### C. Consistency with Land Use Code Critical Areas Performance Standards:

##### i. Steep Slope Performance Standards – 20.25H.125

Development on sites with steep slopes or steep slope critical area buffers shall

incorporate the following performance standards, as applicable:

1. **Structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;**

The proposed single-family residence and improvements have been designed and located to avoid impacts to the natural topography of the site to the maximum degree possible. This includes locating the proposed structure close to the existing private street and the design of a multi-storied structure to vertically consolidate useable living space. No intrusions to the steep slope are proposed in this project.

2. **Structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;**

The proposed single-family residence has been designed and located across the private street from the toe of the regulated steep slope and as close to private street access as possible. The project involves the removal of mature trees within the structure setback (approximately 88") and the applicant has proposed native tree replacement (8 trees) of species commonly found in and around steep slopes in the vicinity. See Section X regarding tree mitigation conditions of approval.

3. **The proposed development shall not result in greater risk or a need for increased buffers on neighboring properties;**

Analysis and reporting of the site and proposed development conducted by American Geoservices (Attachment 2; Addendum pg. 3) states, "...we conclude there is no unreasonable threat to the public health, safety, or welfare on or off the site." All recommendations are required to be implemented into the design of the structure and development and must be reviewed by the geotechnical report author prior to approval the Building Permit. See Section X regarding geotechnical review and hold harmless requirement for conditions of approval.

4. **The use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes where graded slopes would result in increased disturbance as compared to use of retaining wall;**

A foundation retaining wall and rockeries are proposed to provide support to the driveway and access to and around the south side of the house. Use of retaining walls and rockeries are designed to maintain existing topography outside of these improvements and no artificial grading is proposed.

5. **Development shall be designed to minimize impervious surfaces within the critical area and critical area buffer;**

No change or addition in impervious surface area is proposed within the steep slope or steep slope buffer. Currently, the steep slope and on-site steep slope



buffer contain no impervious surface area.

6. **Where change in grade outside the building footprint is necessary, the site retention system should be stepped and regrading should be designed to minimize topographic modification. On slopes in excess of 40 percent, grading for yard area may be disallowed where inconsistent with this criteria;**

Proposed grade changes outside of the footprint to allow for access to and around the proposed residence have been designed to be stepped and propose no topographic modifications outside of the access areas. All improvements are proposed to be located only within the steep slope structure setback.

7. **Building foundation walls shall be utilized as retaining walls rather than rockeries or retaining structures built separately and away from the building wherever feasible. Freestanding retaining devices are only permitted when they cannot be designed as structural elements of the building foundation;**

One small (under 30 inches) rockery is proposed to support the proposed driveway. All other walls associated with the access are proposed to tie into the foundation.

8. **On slopes in excess of 40 percent, use of pole-type construction which conforms to the existing topography is required where feasible. If pole-type construction is not technically feasible, the structure must be tiered to conform to the existing topography and to minimize topographic modification;**

No development is proposed over slopes in excess of 40 percent.

9. **On slopes in excess of 40 percent, piled deck support structures are required where technically feasible for parking or garages over fill-based construction types; and**

No parking or garages on fill-based construction types are proposed.

10. **Areas of new permanent disturbance and all areas of temporary disturbance shall be mitigated and/or restored pursuant to a mitigation and restoration plan meeting the requirements of LUC 20.25H.210.**

A mitigation plan for mature tree impacts has been submitted with this proposal. The plan species use of species commonly found in steep slopes and buffers in the vicinity of the site. See Section X for tree mitigation conditions of approval.

**D. Consistency with Critical Areas Report LUC 20.25.230.**

The applicant supplied a complete critical areas report prepared by American Geoservices, a qualified professional (Attachment 2). The report met the minimum

requirements in LUC 20.25H.250.

#### IV. Public Notice and Comment

Application Date:	January 8, 2019
Public Notice (500 feet):	February 21, 2019
Minimum Comment Period:	March 7, 2019

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on December 5, 2019. It was mailed to property owners within 500 feet of the project site. Three (3) have been received from the public as of the writing of this staff report.

##### Summary of Comments

Comment: *There is some concern with the size of the structure and blocked view of the lake and access to sunlight.*

Response: The proposed structure has been designed to be located approximately 71 feet from the Lake Sammamish ordinary high water mark (OHWM) which exceeds the distance of separation from the existing home and the OHWM, and exceeds the minimum setback required under shoreline code (LUC 20.25E). Views and light access are not regulated for this site under Bellevue City Code or Land Use Code (Title 20).

Comment: *The water level identified on the plans does not accurately reflect the water level at various times of the year. The required setback should be based on the location of the on-site bulkhead.*

Response: The setback is based on the location of the Lake Sammamish OHWM (31.8' NAVD 88) and the project plans have been updated to provide location of the OHWM to determine compliance with the 50-foot setback established in LUC 20.25E. Elevation of Lake Sammamish varies throughout the year and the 100-year floodplain does extend to the bulkhead, however the setback is not measure from the edge of the 100-year floodplain. The proposed structure is approximately 49 feet from the face of the bulkhead and approximately 71 feet from the OHWM, and therefore complies with the requirements of the Land Use Code.

Comment: *The development will have impacts on some large, mature trees throughout the site.*

Response: The project has proposed mitigation for mature tree impacts identified through the planning process and through this comment. The project will require removal of four (4) trees and proposes to mitigate this loss by planting eight (8) native species trees throughout the portion of the site to the east of Rosemont Beach Rd. See Section X for tree mitigation conditions of approval.

## **V. Summary of Technical Reviews**

### **Clearing and Grading:**

The Clearing and Grading Division of the Development Services Department has reviewed the proposed development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development. Work within proximity to the steep slope will be restricted during the rain season unless specifically allowed by Clearing & Grading approval through implementation of specific BMPs. See Section X for rainy season and inspection conditions of approval.

### **Utilities:**

City of Bellevue Utilities staff has reviewed the proposed development for compliance with City of Bellevue Utilities codes and standards. Utilities staff found no issues with the proposed development.

## **VI. State Environmental Policy Act (SEPA)**

Per BCC 22.02.032 and WAC 197-11-800(1) construction and associated grading of one single-family residence and improvements located in a critical area structure setback is exempt from SEPA review.

## **VII. Changes to Proposal as a Result of City Review**

No significant changes were requested by City staff during the review of this proposal.

## **VIII. Decision Criteria**

### **A. Critical Areas Report Decision Criteria-Proposals to Reduce Regulated Critical Area Buffer LUC 20.25H.255.**

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- 1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as the application of the regulations and standards of this code;**

**Finding:** The modifications and performance standards included in this proposal will lead to improved levels of protection of critical areas functions and values. The CAR/geotechnical reporting (Attachment 2) identifies and documents the current conditions, existing and designed levels of safety, and provides recommendations to maintain on- and off-site safety for the lifetime of the project. See Section X for geotechnical analysis conditions of approval.

**2. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;**

**Finding:** A financial assurance device associated with tree replacement mitigation will be required as part of the Building Permit. See Section X surety requirements for conditions of approval.

**3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and**

**Finding:** The modifications and performance standards included in the proposal are not detrimental to off-site critical areas and buffers and are expected to maintain existing steep slope function for on-site and off-site steep slope area and buffer. As noted in the Critical Areas Report and on the project plans, no impacts are proposed within the steep slope. The steep slope functions will be maintained with the proposed actions. The property owner will be required to execute a Hold Harmless Agreement releasing the City from liability for any improvements within the critical area structure setback. See Geotechnical and Hold Harmless Agreement Condition of Approval in Section X of this report.

**4. The resulting development is compatible with other uses and development in the same land use district. (Ord. 5680, 6-26-06, § 3)**

**Finding:** The proposal does not change the underlying zoning or existing land use. The existing single-family residence will be demolished and replaced with this proposal.

**B. Critical Areas Land Use Permit Decision Criteria 20.30P**

The Director may approve or approve with modifications an application for a critical areas land use permit if:

**1. The proposal obtains all other permits required by the Land Use Code;**

**Finding:** The applicant will be required to apply for a Building Permit after the approval of the Critical Areas Land Use Permit. See Section X for development permit conditions of approval.

**2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

**Finding:** The proposal has been designed and located to minimize impacts to the steep slope structure setback and to avoid any impacts to the steep slope critical area. The proposed single-family residence is located adjacent to Rosemont Beach Rd (private road) and as close as safely possible to avoid additional impacts towards Lake Sammamish. Additionally, on-site mitigation through tree replacement will help off-set

mature tree impacts proposed to occur due to removal. See Section X for tree mitigation conditions of approval.

**3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

**Finding:** As discussed in Section III.B of this report, the proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable.

**4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

**Finding:** The site is currently served by adequate public facilities and no additional need is anticipated with this proposal.

**5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

**Finding:** The proposal includes a tree mitigation plan to off-set impacts of mature tree removal that will occur for construction of the single-family residence. An assurance device will be required prior to Building Permit approval to ensure successful establishment of all replacement trees. See Section X for tree mitigation conditions of approval.

**6. The proposal complies with other applicable requirements of this code.**

**Finding:** As discussed in Section III and V of this report, the proposal complies with all other applicable requirements of the Land Use Code.

## **IX. Conclusion and Decision**

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the proposal to construct a 2,200 square-foot single-family residence at 1414 W Lake Sammamish Pkwy NE as shown on the proposed plans (Attachment 1).

**Note- Expiration of Approval:** In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a Building Permit, Clearing and Grading Permit, or other necessary development permits within one year of the effective date of the approval.

**X. Conditions of Approval**

**The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:**

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code	Jason Felgar, 425-452-7851
Land Use Code- BCC 20.25H	David Wong, 425-452-4282

**The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:**

**1. Building and Shoreline Permit Required:** Approval of this Critical Areas Land Use Permit does not constitute an approval of a development permit. A Building and Shoreline Permit shall be required and approved. Plans consistent with those submitted as part of this permit application shall be included in the Permit applications.

Authority: Land Use Code 20.30P.140, Clearing & Grading Code 23.76.035  
Reviewer: David Wong, Land Use  
Savina Uzunow, Clearing & Grading

**2. Geotechnical Analysis:** The project geotechnical engineer must review the final construction plans, including all retaining walls and foundation designs. A letter from the geotechnical engineer stating that the plans conform to the recommendations in the geotechnical report and any addendums and supplements must be submitted to the Clearing & Grading and Land Use sections prior to issuance of the construction permit. The written memo shall verify the design meets the recommendations made in the report dated August 8, 2018 and the addendum dated January 8, 2019.

Authority: Land Use Code 20.25H.125, Clearing & Grading Code 23.76.050  
Reviewer: David Wong, Land Use  
Savina Uzunow, Clearing & Grading

**3. Hold Harmless Agreement:** Prior to building permit approval, the applicant or property owner shall submit a hold harmless agreement releasing the City of Bellevue from any and all liability associated with the steep slope buffer modification. The agreement must meet city requirements and must be reviewed by the City Attorney's Office for formal approval.

Authority: Land Use Code 20.30P.170  
Reviewer: David Wong, Land Use

**4. Tree Mitigation Plan:** A tree final mitigation plan in accordance with the conceptual mitigation plan provided under this application shall be submitted for review and approval by the City of Bellevue prior to issuance of the Building Permit

Authority: Land Use Code 20.25H.125  
Reviewer: David Wong, Land Use

**5. Tree Mitigation Assurance Device:** A financial surety is required to be submitted to ensure the tree mitigation planting successfully establishes. A maintenance assurance device that is equal to 20% of the cost of plants and installation is required to be held for a period of five years from the date of building permit issuance. A cost estimate is required to be provided with the building permit. The financial surety is required to be posted prior to building permit issuance. The planting area shall be maintained and monitored for 5 years Release of the surety after the 5-year period is contingent upon a final inspection of the planting by Land Use Staff that finds establishment of the trees was successful and the mitigation meets performance standards.

Authority: Land Use Code 20.25H.220.F  
Reviewer: David Wong, Land Use

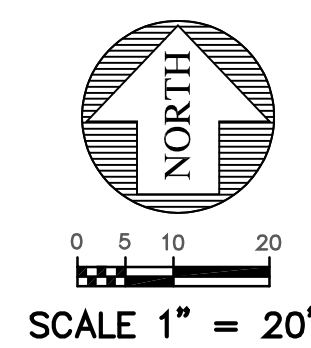
**6. Geotechnical Inspection:** The project geotechnical engineer must provide geotechnical inspection during project construction, including retaining walls, subgrades for foundations and footings, and any unusual seepage, slope, or subgrade conditions.

Authority: Clearing & Grading Code 23.76.050  
Reviewer: Savina Uzunow, Clearing & Grading

**7. Rainy Season restrictions:** Due to the proximity of working occurring and the presence of a steep slope on-site, no clearing and grading activity may occur during the rainy season, which is defined as October 1 through April 30 without written authorization of the Development Services Department. Should approval be granted for work during the rainy season, increased erosion and sedimentation measures, representing the best available technology must be implemented prior to beginning or resuming site work.

Authority: Bellevue City Code 23.76.093.A  
Reviewer: Savina Uzunow, Clearing & Grading





ALLOWABLE LOT COVERAGE &		IMPERVIOUS SURFACE
ZONING	R-2.5	—
LOT SIZE	15,546	LOT AREA ABOVE OHWM IS 15,224
USEABLE AREA	8,012.4*	SEE CALCULATIONS BELOW
LOT COV.	35%	2,804.3 SF
IMPERV.	45%	6,499 SF**

LOT COVERAGE & IMPERVIOUS SURFACE			
REF.	IMPROVEMENT	LOT COVERAGE* sqf	IMPERVIOUS SURFACE sqf
A	NEW SINGLE FAMILY RESIDENCE	1,966	1,966
B	CONCRETE DRIVEWAY		520
C	PRIVATE DRIVEWAY		574
D	PORCH		42
E	PORCH		57
F	SIDEWALK/STAIRS		115
G	PATIO		350
	TOTAL	1,966=24.5%	3,624 =28.6%

\*USEABLE ARE CALCULATION:  
 LOT AREA= 15,224sqF  
 STEEP SLOPE PROTECTED AREA=5,745.3sqF  
 FLOODPLAIN PROTECTED AREA=892.3sqF  
 PRIVATE ROAD=574sqF

PROTECTED LOT AREA=7,211.6sqf  
 USEABLE LOT AREA: 15,224+7,211.6=8,012.4sqf  
 REQUIRED PERCENTAGE IS 35% =2,804.3sqf  
 NEW HOUSE FOOTPRINT: 1966sqf  
 2,804.3sqf<1966sqf  
 LOT COVERAGE IS 1966/8,012.4sqf=24.5%

\*\*IMPERVIOUS AREA CALCULATION:  
 $15,224\text{sqF} - 892.3\text{sqF} = 14,331.7\text{sqF}$   
 $45\% = 6,499\text{sqF}$

1	64.0	11	43.5
2	61.0	12	44.2
3	58	13	47.6
4	55.2	14	50.0
5	53.3	15	53.6
6	50.0	16	55.7
7	46.2	17	57.0
8	43.3	18	57.8
9	42.8	19	60.4
10	43.2	20	63.0
		21	64.2
		22	64.4

TOTAL	1178' / 22 = 53.56'
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AVERAGE GRADE = 53.56'

ALLOWABLE HEIGHT = 53.56' + 30' = 83.56'  
ACTUAL BUILDING HEIGHT = 29.5'

PROPOSED HOUSE AREAS:

LEGAL DESCRIPTION

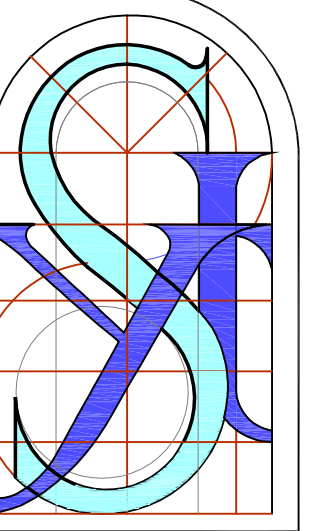
ROSEMONT BEACH ADD LESS POR LYING NLY  
OF LN DAF-COMM AT NW COR OF SD LOT 40  
TH S 60-22-47 E ALG N LN225.95 FT TO  
TPOB OF SD LN TH S 57-58-49 E 124FT  
M/L TO SH & TERM OF SD LN AKA POR OF  
BELLEVUE BLA 91-5480 PER REC#9110309010

OWNER: NIKOLAY NAZARUK

ADDRESS: 1414 WEST LAKE SAMMAMISH PKWY NE  
BELLEVUE, WA 98008

PARCEL# 7430500205

QUARTER-SECTION-TOWNSHIP-RANGE: SW-30-25-5



ArchStudio™ Y.SHADYRYA  
22420 6th PL W Bothell,WA. T.206-240.7329

NAZARUK RESIDENCE  
1414 WEST LAKE  
SAMMAMISH PKWY  
BELLEVUE, WA 98004

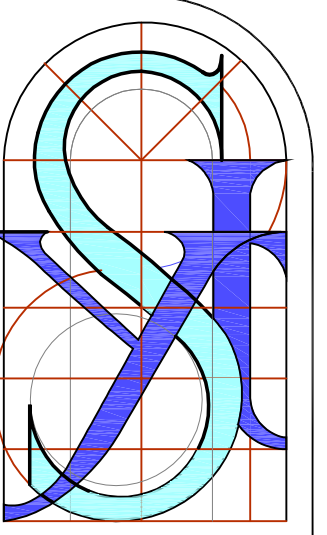
SITE PLAN

DATE:03/20/2019

1	04.29.2019 critic. area rev.
3	07.30.2019 critic. area rev.
2	07.03.19 review.com.
4	08.20.19 critic.area rev.
5	10.30.19 critic.area rev.

A01.1





ArchStudio"Y. SHADYRYA"

22420 6th Pl W Bothell, WA, T.206-240.7329

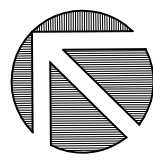
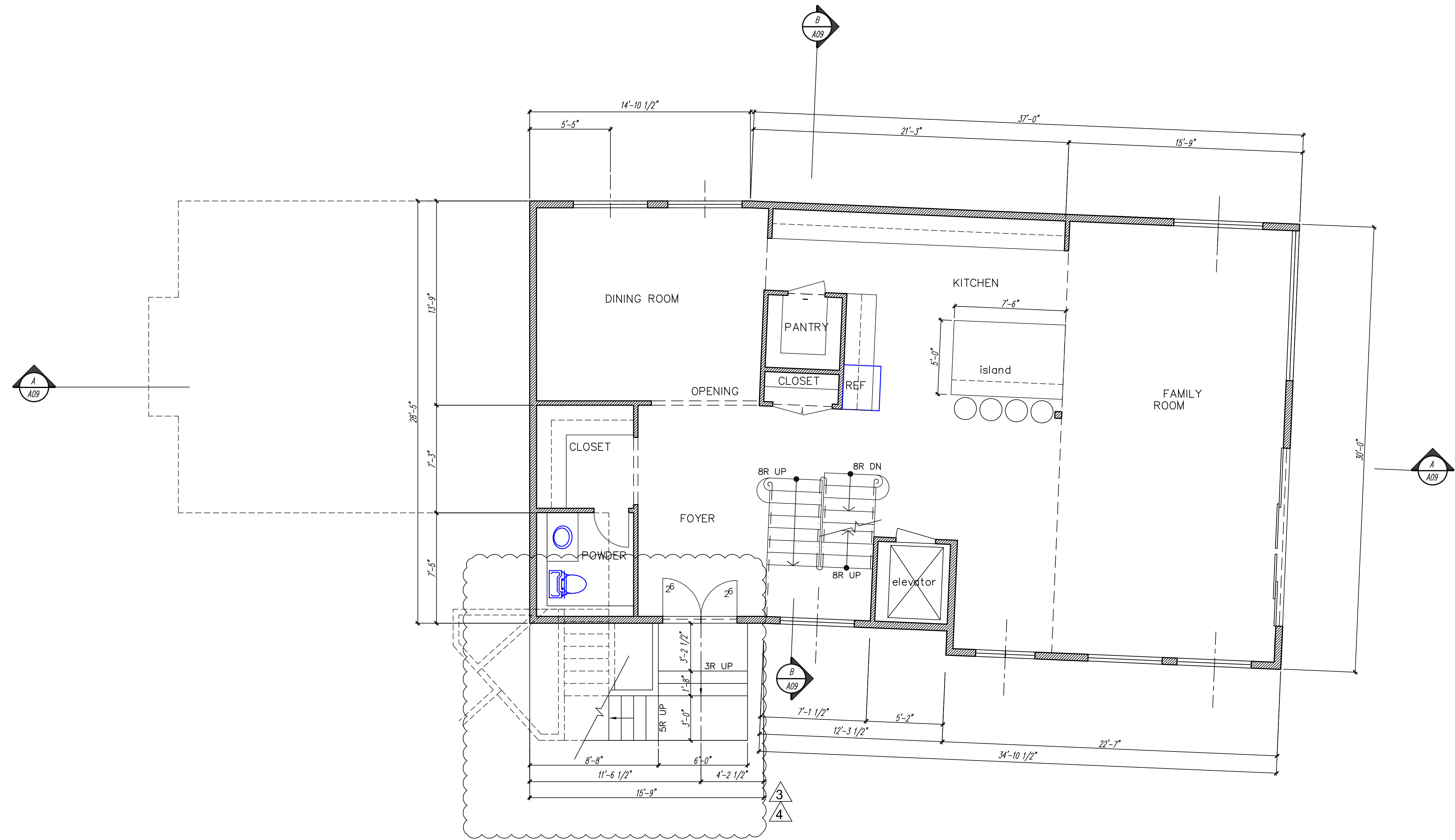
NAZARUK RESIDENCE  
1414 WEST LAKE  
SAMMAMISH PKWY  
BELLEVUE, WA 98004

LOWER FLOOR PLAN

DATE :03/20/2019

1	04.29.2019 critic. area rev.
3	07.30.2019 critic. area rev.
4	08.20.2019 critic.area rev.

A04



LOWER FLOOR PLAN  
scale 1/4" = 1'-0"

1392 sqF




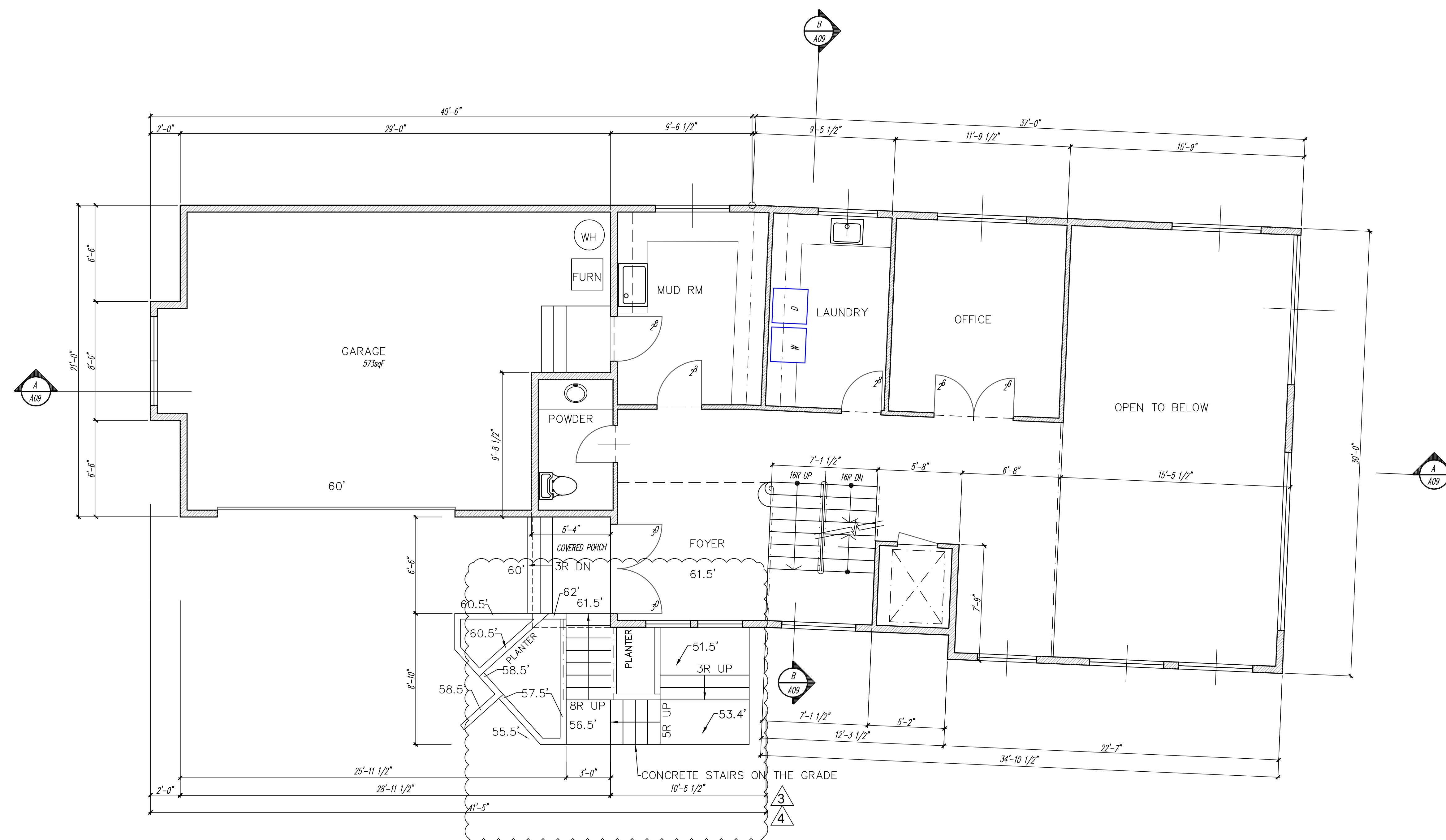
NAZARUK RESIDENCE  
1414 WEST LAKE  
SAMMAMISH PKWY  
BELLEVUE, WA 98004

## MAIN FLOOR PLAN

DATE :03/20/2019

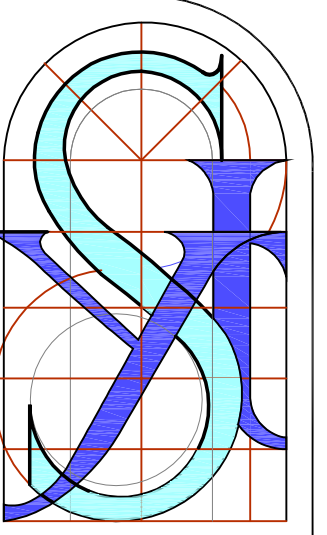
1	04.29.2019 critic. area rev.
3	07.30.2019 critic. area rev.
4	08.20.2019 critic.area rev.

A05



MAIN FLOOR PLAN  
scale 1/4" = 1'-0"

830 sqF



ArchStudio"Y. SHADYRYA"

22420 6th PL W Bothell,WA, T.206-240.7329

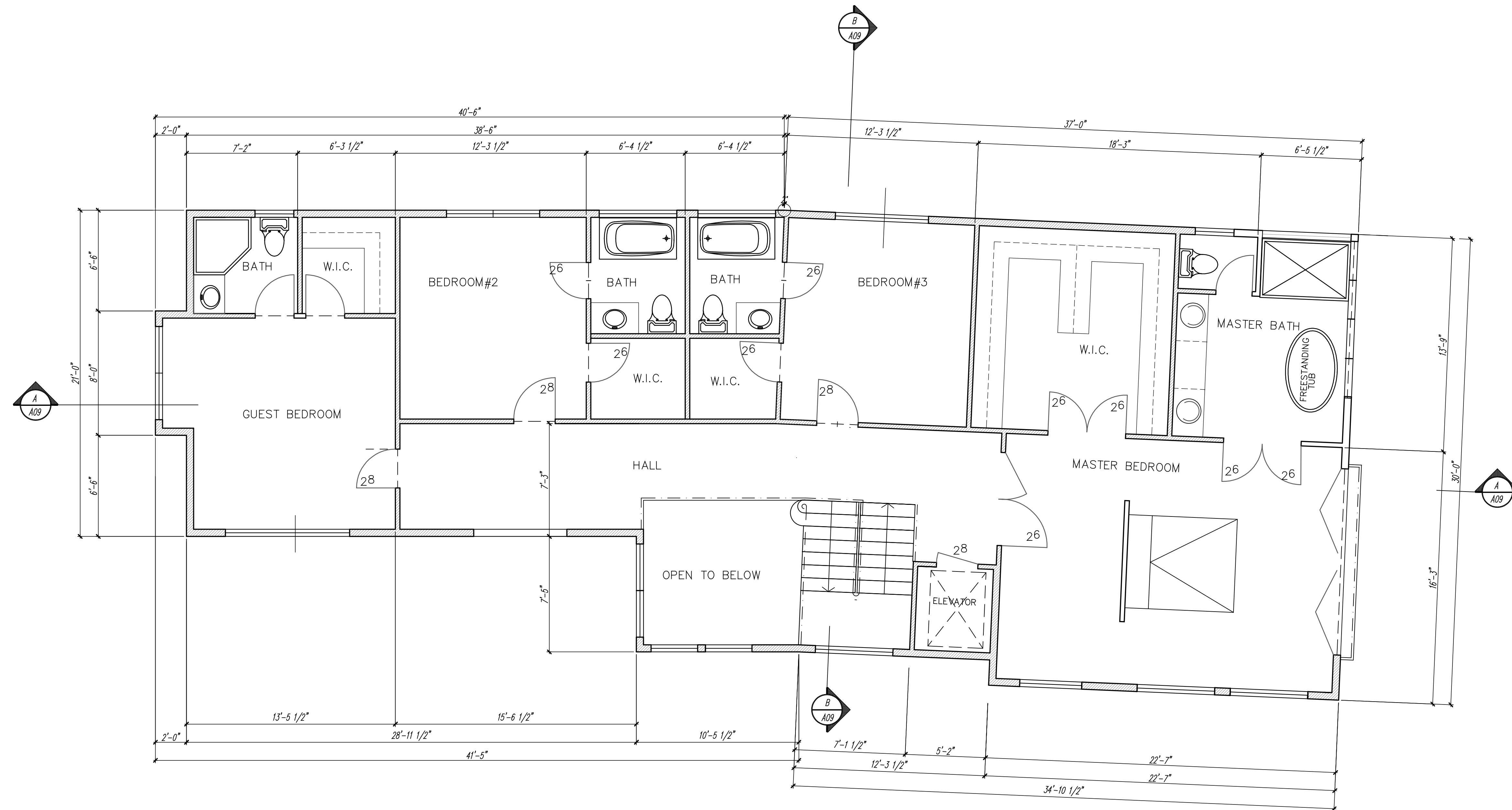
NAZARUK RESIDENCE  
1414 WEST LAKE  
SAMMAMISH PKWY  
BELLEVUE, WA 98004

UPPER FLOOR PLAN

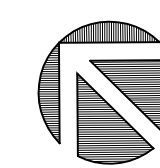
DATE :03/20/2019

04.29.2019  
1 critic. area rev.  
07.30.2019  
3 critic. area rev.

A06

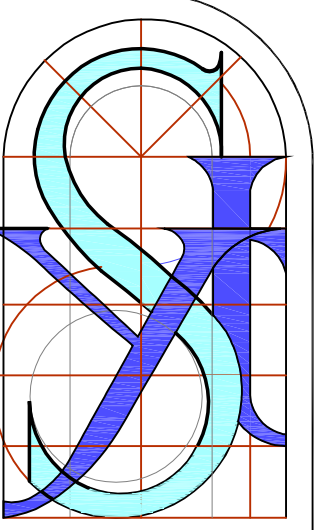


UPPER FLOOR 1762sqF  
MAIN FLOOR 830sqF  
LOWER FLOOR 1392sqF  
BASEMENT FLOOR 1106sqF  
TOTAL 5,090sqF  
GARAGE 573sqF



UPPER FLOOR PLAN  
scale 1/4" = 1'-0"

1762sqF



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NAZARUK RESIDENCE  
1414 WEST LAKE  
SAMMAMISH PKWY  
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NORTH-EAST & NORTH-WEST ELEVATIONS

DATE :03/20/2019

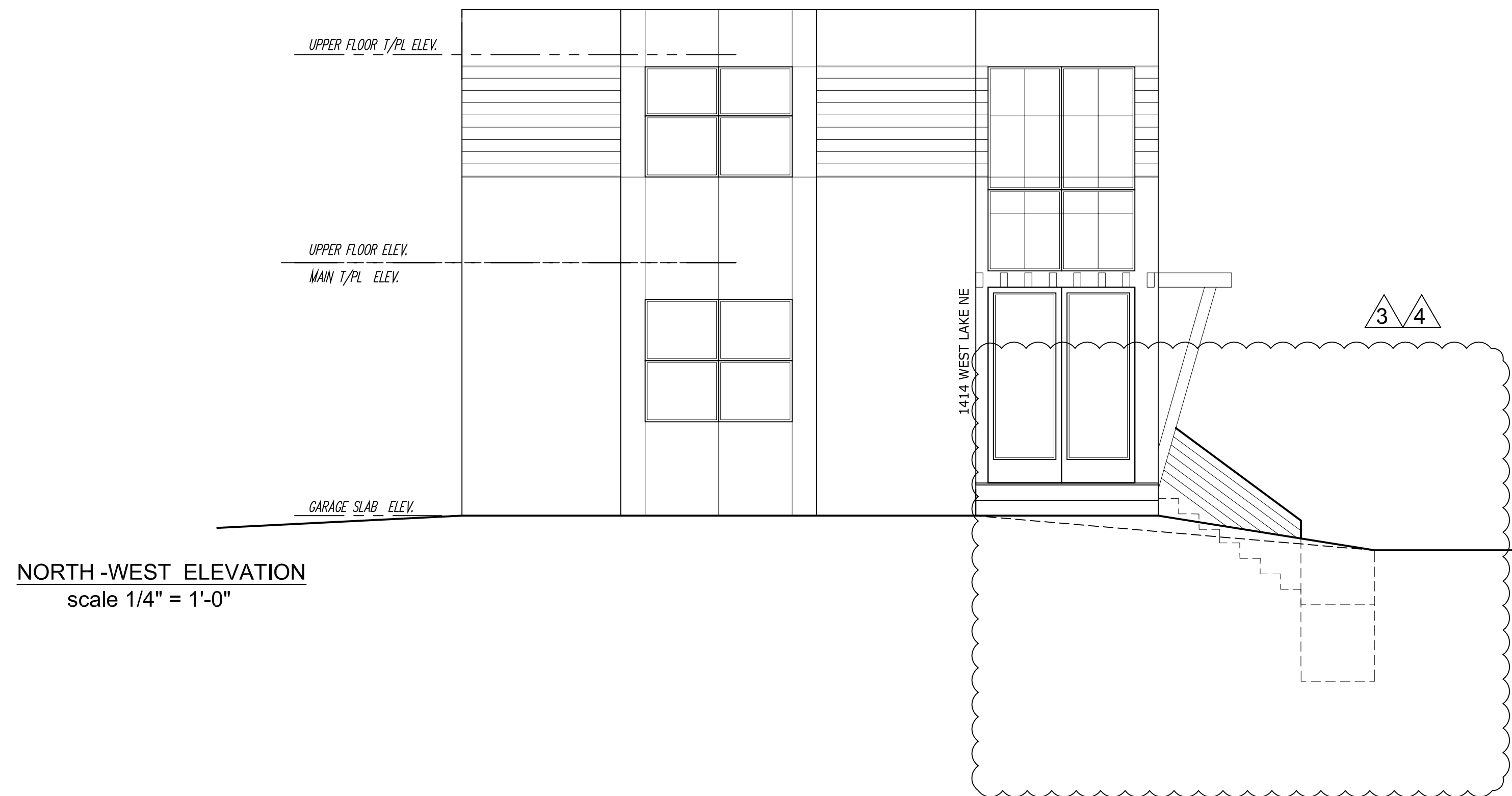
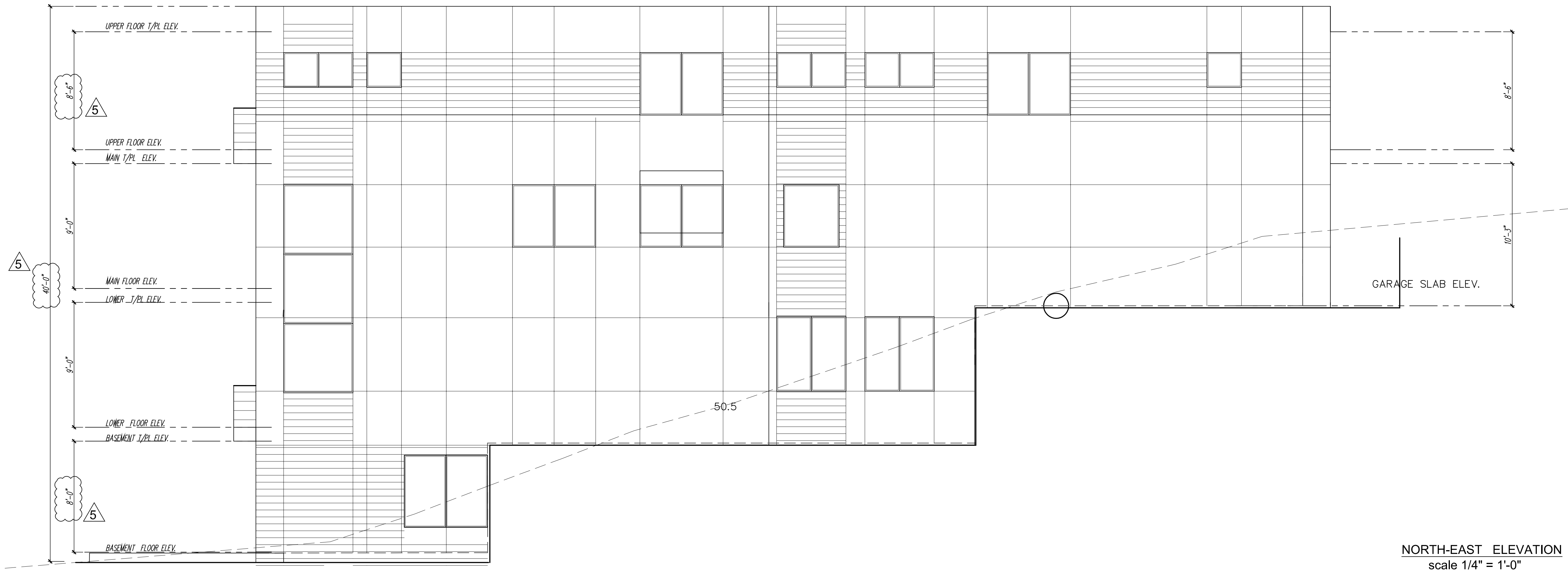
1 04.29.2019  
critic. area rev.

3 07.30.2019  
critic. area rev.

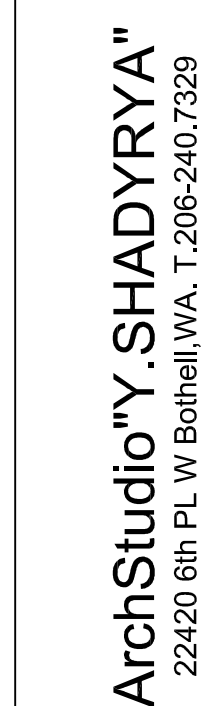
5 10.30.2019  
critic. area rev.

4 08.20.2019  
critic.area rev.

A07







NAZARUK RESIDENCE  
1414 WEST LAKE  
SAMMAMISH PKWY  
BELLEVUE, WA 98004

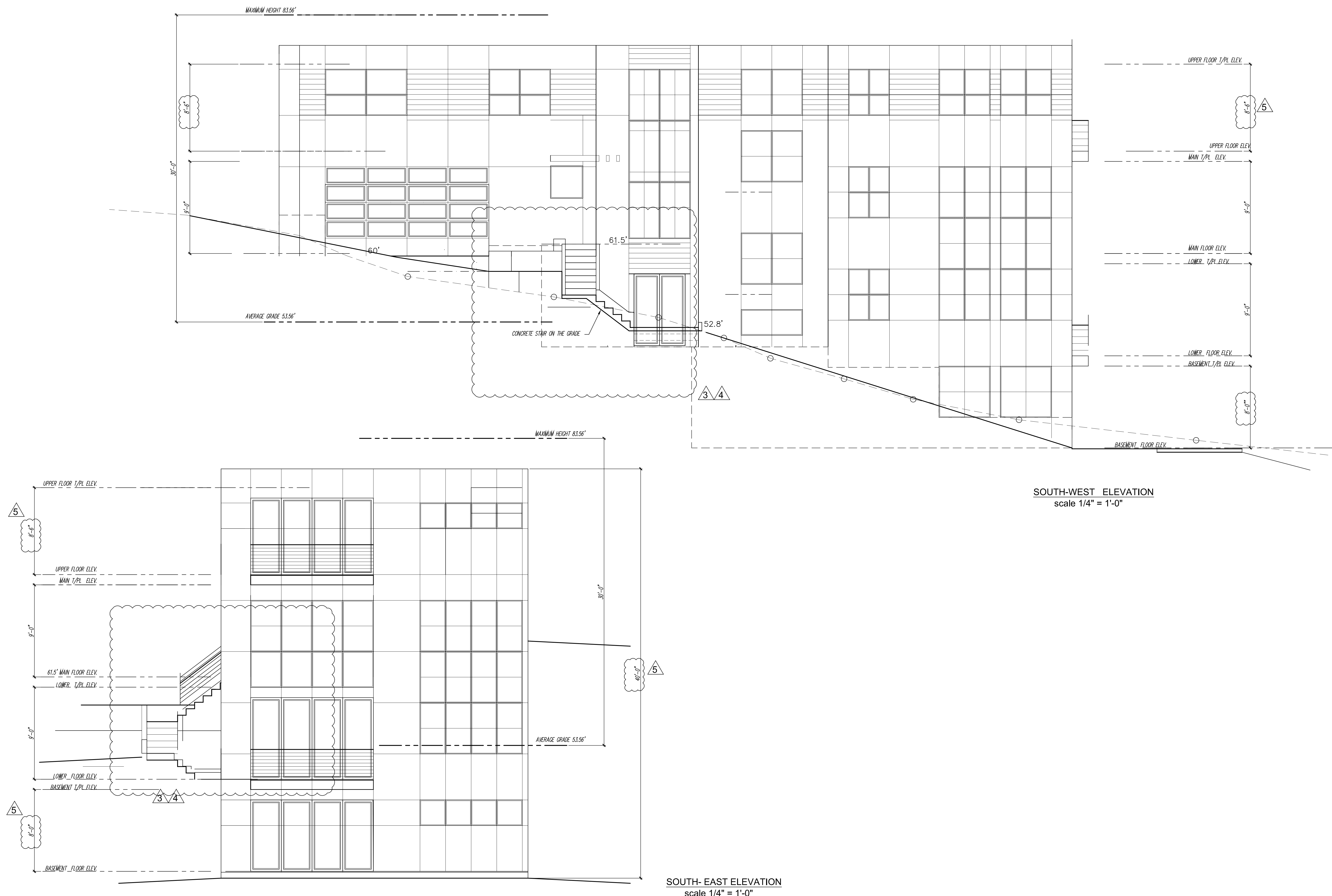
SOUTH-WEST&amp;SOUTH-EAST ELEVATIONS

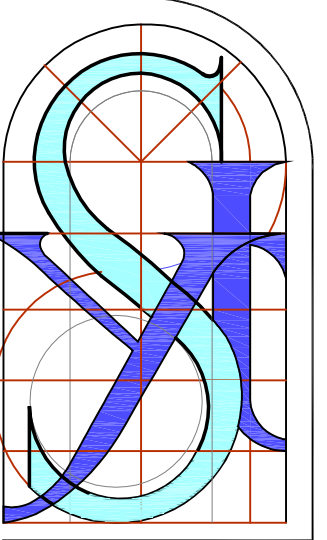
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1	04.29.2019 critic. area rev.
3	07.30.2019 critic. area rev.
5	10.30.2019 critic. area rev.

4 08.20.2019  
critic.area rev.

A08





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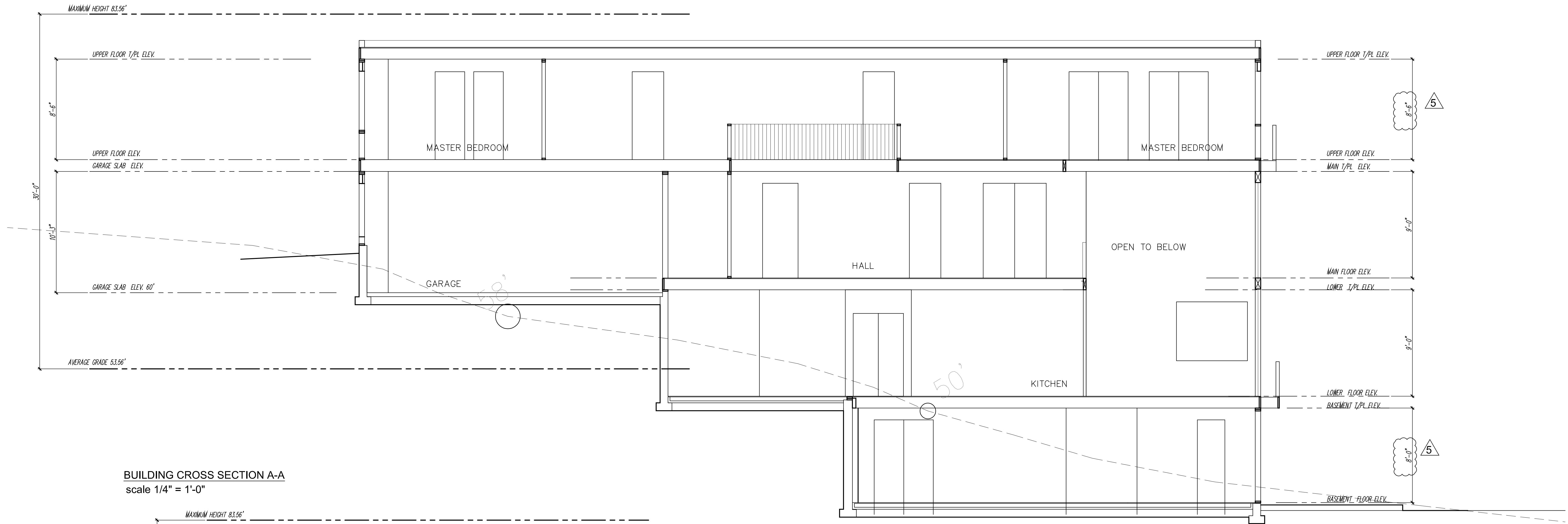
NAZARUK RESIDENCE  
1414 WEST LAKE  
SAMMAMISH PKWY  
BELLEVUE, WA 98004

BUILDING CROSS SECTIONS A-A & B-B

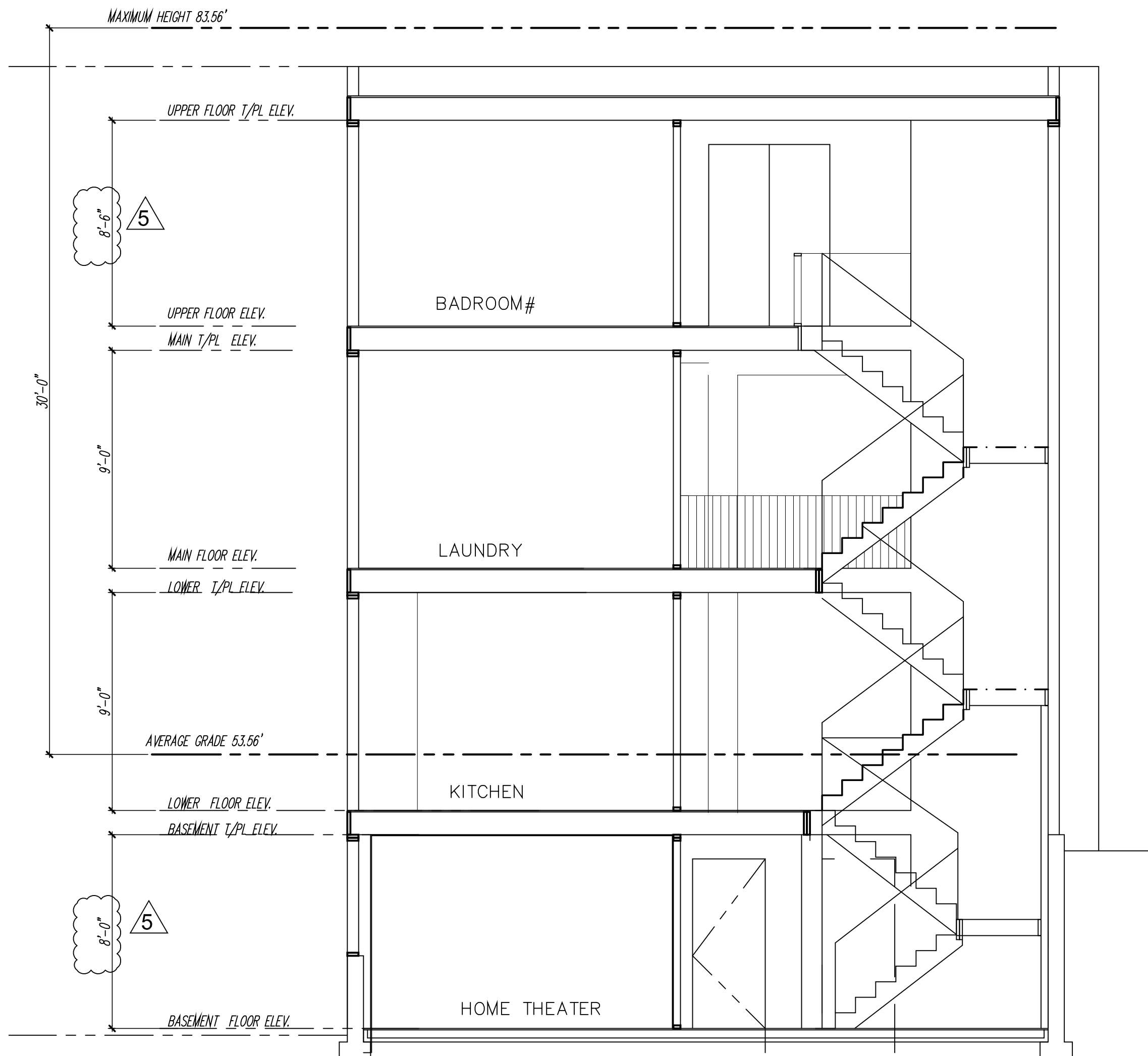
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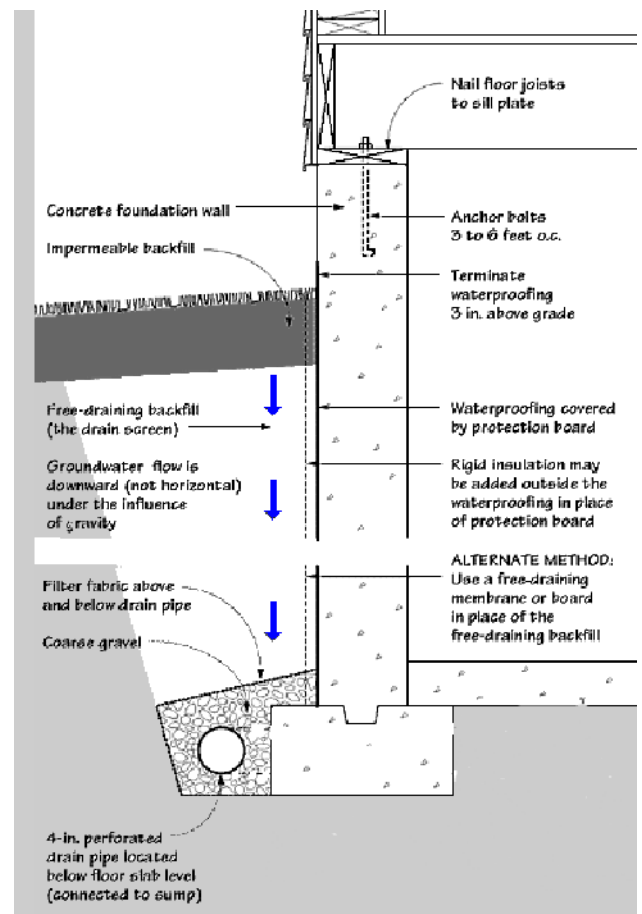
A09



BUILDING CROSS SECTION A-A  
scale 1/4" = 1'-0"



BUILDING CROSS SECTION B-B  
scale 1/4" = 1'-0"



BASEMENT WALL WATER PROOFING